



**5 Redland Avenue, Tunbridge Wells, Kent, TN4 8AJ**

**Guide price £525,000 Freehold**

- STUNNING VILLAGE LOCATION OVERLOOKING LARGE GREEN
- A CONTEMPORARY design well proportioned 3/4 bedroom town house on 3 levels
- This plot boasts the largest plot of all the Mews properties
- Three bathrooms (2 ensuite)
- very spacious well proportioned well equipped kitchen/breakfast room
- Fantastic countryside views to the rear of property
- A few minutes walk to village centre
- Regular bus service into Tunbridge Wells Town Centre and the railway station within walking distance of property
- OFF ROAD PARKING WITH EV CHARGER





**\* STUNNING VILLAGE LOCATION\*** This very spacious beautifully presented 3/4 bedroom mid-terraced town house is situated in a very quiet peaceful area boasting enviable open countryside views to the front, fringed with well established trees and shrubs. This 'hidden gem' has accommodation spread elegantly over three floors with a large kitchen/breakfast room, bedroom 4/reception 2 and a cloakroom on the ground level and a double bedroom with an ensuite shower room and living room on the first floor. The second floor hosts a further two double bedrooms a family bathroom and another spacious ensuite shower room. This delightful property oozes sheer decadence and elegance on every level and has been maintained by the current owner to an exceptionally high standard. The successful combination of a grey/white colour scheme flows effectively throughout the property while the wide hallway and landing area's create a feeling of space, as you wander from room to room. This property was constructed in 2011. There is a good sized rear garden which is currently paved but ideal for outside entertaining. It is evident to all, that the current owner has maintained her home to an exceptional standard throughout with superior finishings on every level. It would suit a growing family perfectly as this is the largest town house with the largest plot size in the small row of properties, to have been built. An early viewing is certainly ESSENTIAL due to popular demand. GFCH. Part covered car port to the rear of property with an EV charger. Parking available for one car.



## Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

## Location

Rusthall village has been increasing in popularity steadily for many years. It has so much to offer families, single professionals and retired people as there are many local amenities to include a library, doctors surgery, dentist surgery and additionally this village supports the local community on quite a large scale. Rusthall Village serves the community well with a variety of local shops, restaurants and amenities for all ages. There is a local Junior School and a very regular bus service which runs between Rusthall and Tunbridge Wells within walking distance of the property. This property sits comfortably on the edge of some beautiful countryside and would suit buyers who enjoy country living. Dog walkers and fitness enthusiasts will welcome the many woodland walks and countryside nearby. There are also a number of school coaches which run services through the village which support many Tunbridge Wells secondary pupils

## Ground Floor

### Hallway

Tiled flooring. Security system in place. Spindled staircase to first floor. Radiator.



## Kitchen/Breakfast Room

Window to rear aspect. Additional fully glazed double french doors to rear garden. Tiled effect flooring. Marble effect work top housing a stainless steel sink/drain. Built-in four ring gas hob with electric oven below and extractor fan above. An attractive display of eye level and base white faced kitchen units. Wall mounted gas boiler in fitted unit. Plumbing for washing machine. Integrated fridge freezer and dish washer to remain. Radiator. Recessed halogen ceiling spotlights.

## Reception Two/Bedroom Four

A large room with window to front aspect. Two wall mounted radiators.

## Cloak Room

Tiled flooring. WC and wash basin. Radiator. Extractor fan.

## First Floor

### Landing

Window to front. Radiator. Spindled staircase to second floor.

### Bedroom Two

Window to front. Built-in double wardrobe with mirror faced sliding doors. Radiator. Door to ensuite shower room.



## Ensuite Shower Room

Tiled flooring. Fully tiled corner shower cubicle with glass folding doors and wall mounted gravity shower unit. WC and washbasin to match. Extractor fan. Radiator.

## Living Room

Window to rear. Attractive Juliette balcony with additional double fully glazed french doors. Radiator.

## Second Floor

### Landing

Built-in cupboard housing a 'Megaflow' hot water cylinder. Radiator.

## Master Bedroom

Window to front. Double fitted wardrobe with mirror faced sliding doors. Additional over stairs storage. Radiator. Door to ensuite shower room.

## Ensuite Shower Room

A spacious fully tiled double shower cubicle with wall mounted gravity shower unit. Tiled flooring. Wash basin and WC to match. Wall mounted radiator.



## Family Bathroom

Window to rear. Tiled flooring. Three piece family bathroom suite comprising a bath with gravity held shower nozzle. WC and washbasin with shelving above, to match. Radiator.

## Bedroom Three

Window to rear. Radiator.

## Outside

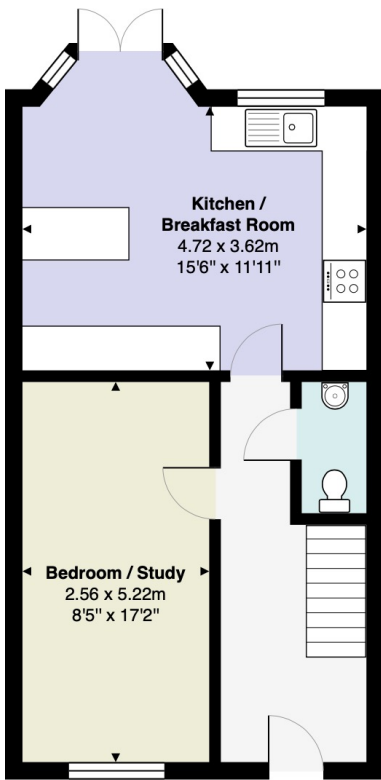
### Front Garden

Pathway to front door with mature hedging to fields beyond. Stunning views across the large recreational ground which is bordered with well established trees to create a relaxing well screened area to enjoy.

### Rear Garden

Fully paved on two levels. Generous low maintenance area ideal for outside entertaining with gated access to car port at rear. Space for plant pots and garden furniture to include a BBQ.

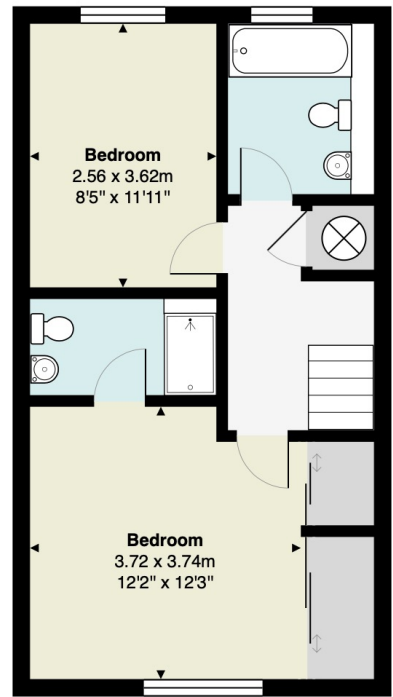




**Ground Floor**  
Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>



**1st Floor**  
Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>



**2nd Floor**  
Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>

**Total Area: 128.6 m<sup>2</sup> ... 1384 ft<sup>2</sup>**

All measurements are approximate and for display purposes only